GREAT PLANS FOR SARATOGA

IT IS PROPOSED TO MAKE IT THE CARLSBAD OF AMERICA.

An Educational Side to the Watering Place's Life Also Projected-Scheme in Which Capitalists Are Interested-The Possibilities of a Winter Season There.

SABATOGA, Aug. 15 .- Saratoga has been ruminating this week on conditions that are and planning for conditions that may be It was recorded in THE SUN of last Sunday that at the end of the first week of August the closing of the camps of the soldiers of fortune had had no appreciable effect on the number of summer visitors. It was then stated that the house counts of the various hotels showed an increase in the guest list over last year's.

At the end of the second week in August there is some complaint that the summer business is not quite up to that of the second week of August, 1902. The greencloth knights insist that there wouldn't be a vacant room in any hotel or boarding house in the village had the gamblers been allowed to ply their trade.

The soldiers of fortune are moved so to express themselves because they are in ill humor in their idleness. When a gambler is at odds with himself and the world, he is probably the least fitted of all men to strike a true balance between cause and effect. He is inclined to magnify the importance of his own business.

There is not the least doubt in the world that the lack of house gambling here is regretted by both visitors and natives. But there is also no doubt that many other causes, particularly the condition of the stock market and the condition of the weather, have had much to do with the situation not only at Saratoga, but at every summer resort in the East.

During the past week there have been several informal conferences of some of the leading citizens of the village for the purpose of discussing Saratoga's future. The meetings have been held in the libraries or offices of the men who have attended them and the conferers have taken the greatest care to keep the discussions from the ears

of the public. Last evening, however, THE SUN correspondent obtained a fairly comprehensive notion of what the conferees have been talking about. The source of the information is one of the most prominent of the summer cottagers, and his interest in some of the largest corporations of the country makes him as well known in New York as in Saratoga. He said:

"In my opinion the informal talks that have been held this week for the purpose of discussing the future of Saratoga will result in great things for the village. It is time that everybody interested in this town got down to a bed-rock basis.

"For at least twenty-five years the natives have relied on the caprices of chance for their summer business. Ever and eter-tally, the town has had chills and fever over the question of grabling or no grabbling. It has come to be regarded as essential to the prosperity of the village that the gambling houses should be allowed to run without let or hinderance.

"It is a fact, and there is no use in denying it, that the interests of this resort, as they are now, require that there should be a little gambling. But it must be apparent to every wise man that there will always be difficulties and, at times, insuperable barriers, in the way of regulating an illegal business. Why, therefore, make the prosperity of so wonderful a natural sanitarium as Saratoga depend almost entirely on the fickleness of fortune, the hazards of politics or the idiosyncrasies of reformers?

"Saratoga has a much firmer foundation for its prosperity than any of these, and it is time that it built comprehensively on those foundations. Let us have always the racing of splendid horses, let us have properly regulated gambling when we can, but let us rely for our bread and butter on the development of this beautiful village as a health resort and a summer educational

"This is not only the way of wisdom, but hard shrewd business sense. I have isited every resort of any particular account both here and in Europe, and I tell you that Europe or America has the invigorating atmosphere the natural scenery and the wonderful mineral springs, together with another very important factor, the absence of mosquitoes. that one can find right here in Saratoga. And yet the length of the season

brings any dollars is just about three weeks. The utter absurdity of such a condition of affairs becomes all the more apparent when we remember that Atlantic City has season of nine months, Lakewood one of nearly six and other New England and New Jersey resorts anywhere from four

"The fact is that Seratoga ought to have a good warm-weather business of six onths and a winter season of two months was to discuss the ways and means of bringing about such a condition of affairs at these conferences w re held.
"It is too early to announce any definite

plan, but it will do no harm to tell you that certain things have been agreed to, and before the summer is over various com-mittees will be appointed, made up of men from New York and Saratoga, to carry The most important matter that we

have discussed is the future of the springs. There is money in the Saratoga mineral waters, if the properties are properly developed and managed.
"In the opinion of those of us who have

discussed the subject, the principal springs in town should be owned by one company and run under one management. No-body who attended the conferences owrs dollar's worth of any spring property Saratoga. Therefore we have been able to talk over the proposition without prejudice.
"We have learned that a very prominent

corporation lawyer in New York has among his clients certain men who are very fond of Saratoga and who spend part of each summer here. Some of them are in the

This lawyer has informed two of those who have attended the conferences that he believes the clients to whom he refers would be willing to acquire the controlling interest in a company which owned the principal springs of the village. He has informed us, however, that his clients would not for a moment entertain the proposition should the present owners of the properties place fancy valuations on their holdings.

As we understand it, these men, all of As we understand it, these men, all of whom have large means, are willing, because of their fondness for the place, to take stock in such a company, if the contaitivent properties could be acquired on a basis of the dividends they now return on the amount invested in them. Upon no other basis would the proposition be considered by them, and the books of the various springs would have to be examined by some such concern as the Audit Com

pany of America.

"We have been told that schemes similar to this have been tried before and failed, because of the high valuations put on the From the standpoint of ar nvestment it is a matter of the utmost ndifference to the clients of this lawyer whether they go into such an enterprise They are willing to consider it on triot business basis, and if the owners of the properties do not want to trade on such a basis they are quite at liberty to

the proposition alone. "Having arranged the spring part of the programme, if, indeed, it can be arranged, the outline of a scheme was submitted to make of Saratoga the American Carlsbadmore attractive and comprehensive. however, than the German spa. I do not are to go into particulars about this or particulars about the educational but I may tell you that private scheme. analyses of some of the Saratoga waters have been made and submitted to three of the most prominent physicans of New York. They have examined the reports reports of the chemists and they have told us that

are superior in the treatment of certain ills, that are all too common, to any waters

in the world.

"If our plans are carried out, they will involve the developing of baths here for the cure of diseases from which the people of the United States have sought relief in Carlsbad and Homburg for years. In the opinion of these physicians, the medical men of the United States, were they once convinced of the value of these baths, would be only too glad to send their patients to Saratoga instead of abroad. the world. patients to Saratoga instead of abroad.

"Of the plan for developing Sara toga as an educational centre, I can say little at present. About all that I can tell you is

that the scheme involves some of the plans made use of at Chautauqua, plus innovations suggested by the president of one of the largest American universities, which are as novel as they are interesting.

"If the plans are carried out, the young men and women of this country, together with teachers in the public, as well as private schools will have the corportunity to vate, schools, will have the opportunity to spend a part of June, all of July and August and the first week in September in Saratoga, and have the benefit of lectures from such men as President Hadley of Yale, President Eliot of Harvard, President Woodrow Wilson of Princeton, President Harper of Chicago University and Dr. Felix Adler of New York

"As a health resort, Saratoga would have at least six months of good business, but the talk has been to have here in January and February of each year a carnival of winter sports, which shall include iceboat races and trotting races on the lake, snowshoeing, tobogganing, skating, and, of course, the splendid sleighing that one always finds here in January and February. I well remember when I used to come up from New York years ago to toboggan on the Saratoga slide and snowshoe through the Saratoga fields and over the Saratoga

"It was rare sport, and Seward Webb, H. McK.Twombly, Le Grand Cannon and many other well-known New Yorkers and their wives came up for the sport, as I did. They would come again if there was anything to come for. I don't know that all of these plans will be carried out, but I am sure that some of them will be. When we are through, we hope, if we get the proper sup-port from the natives here, to make Sara-

toga all things to all men."

With the Saratoga evenings free from the noise of the rattle of the chips, the story tellers are having some rare old sessions on the hotel verandas, in the cafés and at the club. To-night there was a party of choice spirits at one of the tables in the pagoda at the Grand Union. There were the elder Nat Goodwin and Daniel F. were the elder Nat Goodwin and Daniel F. Murphy of Boston, who has taken the contract to teach Big Tim Sullivan how to give the long sound to his a's with the grace and facility of the Back Bay native; the Hon. Bat Masterson, who has been engaged in missionary work for several years on the Hon. Hinky Dink of Chicago: Barney Barton, who can tell whether a man has ready money by looking at the b of his head; Commodore J. C. McAulif Pittsburg, hero of many a hard-fought naval conflict; Ike Thompson, the veteran bookmaker, and Pat Sheedy, citizen of the

Most of the party seemed to be in ill humor. They had fault to find with the weather for which they might be for-given; they had fault to find with the lack of sporting opportunities in Saratoga and, here seemed to be a general disposition to knock everybody and every-thing. The talk ran on for some time thing. The talk ran of until Sheedy finally said:

"I say, boys, I have heard this knocking so long that I have actually got a sour stomach. Sure, it's a wonder to me that some of you don't hate yourselves bad enough to commit suicide.

"Now, I suggest that this outfit takes a ef in itself. Any pinhead can throw Any pinhead can throw bricks, but it takes a wise man to throw bouquets. Sure, life is too short to drink sour mash all the while. Furthermore, it shows a fine sample of horse sense to speak well sometimes of other folks than dead

folks.
"I 'll never forget a deathbed by which I stood out in Australia, away back in '68. It was an outlaw who was dying, one of the best or the worst that ever hid in the the best of the worst that ever hid in the Australian bush. When he was in trouble once, I did him a good turn and when he was dying he sent for me. When I walked into the room he looked up and said:

"'Pat, my lad, I have sent for you for two reasons. One is to give you the little dust I have left and ask you to send it home to the old mother in Ireland. The other

reason is that I may give you a last word that you may find useful. Always treat an enemy as if you hoped to sometime make him your friend. In that way you will never burn the bridge that may some day carry you safely over. 'As I have listened to you fellows roasting about everybody that's either dead or alive, I was reminded of the words of that

Australian outlaw. Now I propose that whose motto shall be: 'Knock the knocker and boost the booster.' All those in favor the suggestion will yell themselves hoarse The suggestion was unanimously ap-

proved.
"It's a go then," Sheedy continued. "Now you are talking like men and not rats, and I want you to drink a bottle with me in pledging our approval of this sentiment: 'May friendship, like wine, improve with age. May we always have old friends and young cares.'

Then up spoke old Nat Goodwin, who is spending his fiftieth season in Saratoga "Patrick," said Goodwin, "I'll be a charter member of the new organization. I'll swear to support its splendid motto. With pleasure I'll drink to the sentiment you ropose in one of the few bottles you eve bought, and when we have drained our glasses, I'll ask you to drink with me, and this is the sentiment I propose Here's to the tears of friendship. 'May they crystallize as they fall, to be worn as gems in the memory of those we love.'

"My friends," remarked Bat Masterson, "I hope this era of good feeling will contime. If somebody only buys enough bottles, I'll become a philanthropist. But I would just like to remark, apropos of nothing in particular, that I never knew two rounds of plain beer to develop so many authors and poets before."

One of the old guard of the aporting

One of the old guard of the sporting fraternity who has been at Congress Hall since the races began is Col. William P. James. Col. James is a native of South Carolina and fought for the lost cause in the civil war. He is an old-time Southerner, with a manner as courtly as that of a cavalier. Some of his friends were congratulating him on Wednesday over the swell bet he won on Faulconbridge in the fifth race.
"I reckon I was pretty lucky," said the

Colonel in receiving the congratulations, "but the ponies are a pretty expensive luxury to me. I reckon they cost me beween \$10,000 and \$15,000 every year. tone gone can't beat 'em to save yoh life. Anybody who thinks he can is only foolin' himself. I bet foh hundred ag'in foh thou-sand on that ho'se Faulconbridge, and I

doped him out myself.

"The day befoh, I doped out The Buck, and I won two thousand on him. I reck ned that The Buck ought to win, because the goin' was heavy and he is a brother to Locket, that was just happy in the mud. I iked Faulconbridge because he is the sc of The Bard, and all the sons of The Bard se the mud. "But I just hope nobody will think, be-

cause they heard I won two good bets, that they can beat the ponies, I've been at the game foh about thirty years, my first bet being on old Major Doswell's Eurus, the sire of Eole. I lost that bet and I've lost others, and I tell you, you can't beat the game." beat the game

Saratoga has always been a favorite place for equestrians, and there has been a good deal of horseback riding here this summer. Former Mayor Van Wyck takes a run across country every morning, and former Fire Commissioner John Scannell, who sits a horse as if he were born in the saddle, frequently accompanies Mr. Van Wyck.

Of all the riders, the young son and daughter of Mr. and Mrs. James R. McKee attract perhaps the most attention. Few who see them in their morning rides seem to realize that the lad who sits his mount well was, only a few years ago, known the country over as "Baby" McKee, the namesake and grandson of the late President Harrison. Young Benjamin Harrison McKee is now about 14, and his sister Mary is two years his senior. Miss McKee will not be bothered with any such contrivance as a hat when she rides, and her brother, just to show that no girl can beat him at anything, rides bareheaded himself. IN SOCIETY.

There are so many doings this week, including the international yacht races, that the Newport matrons are not even contemplating entertainments there. The Horse Show at Bar Harbor, to be held on Tuesday, Wednesday and Thursday, will attract many visitors from other resorts, and the cottagers have made a point of and the cottagers have made a point of inviting as many guests as they can accommodate. There is a deal of interest, also, in the horse show to be held at Southampton, L. I., on Friday and Saturday. It is to be given on the Wildfield Farm under the auspices of the Point Judith Country Club.

There have not been for years so few invitations out at this time in August as at present. Mr. and Mrs. H. McKay I wombly will give a dinner dance at Vinland on Tuesday night for their second daughter, Miss Ruth Vanderbilt Twombly. Mr. and Mrs. E. J. Berwind will give a big dinner, followed by an entertainment, on Saturday night, Aug. 29. Mr. and Mrs. Harry S. Lehr have dinner cards out for the nights of Aug. 21, 25 and 30.

Miss Ruth Twombly will be the whip of one of the coaches which will convey the picnickers to Lawton's Valley. This will be the first subscription pienic since Ward McAllister's day, when they were popular. Mr. and Mrs. Oliver H. P. Belmont gave picnic parties when they were the owners of Gray Craig.

All of the titled people now at Newport attended Mrs. Astor's ball and the splendid affair of Mr. and Mrs. Oliver H. P. Belmont on Friday night. The list includes Marquis and Marquise Monstiers-Merinville, Baron and Baroness Seillière, Sir Frederick and Lady Pollock, Count Conrad Hochberg, second son of the Prince of Pless; Marquis San Vito, Baron von Schilling, Count Kunski, Marquis Torre-Hermosa of Madrid and Count Louis Bonaparte Primoli, who has had his bachelor apartment in New York for a long time. There will be a still larger titled contingent if the Earl and Countess of Shaftesbury, Lady Dorothy Walpole, Lady Angela Forbes and the Countess of Orford, due to arrive next Wednesday, go to Newport, as anticipated. mont on Friday night. The list in-

Mr. and Mrs. Pembroke Jones have given more entertainments than any other couple this season. Last night they gave an elaborate dinner, their guests having been previously invited by Mrs. Stuyvesant Fish, who was unable to entertain. On Wedneswho was unable to entertain. On Wednesday night they gave a dinner of thirty covers, and on Aug. 7 one of fifty on the yacht Narada. They will probably be very active socially next winter, when Mis• Jones will be a débutante.

Mr. and Mrs. Peter D. Martin will give a dinner of seventy or more covers at the asino to-night. It will be served in the palm room. Afterward there will be music in a marquee erected on the lawn. Mrs. Martin's younger sister, Miss Blanche Oelrichs, will be one of the débutantes of coming town season and will have festivities given for her by her uncle's wife, Mrs. Hermana Oeirichs, and her cousins, and Mrs. Theodore A. Havemeyer and and Mrs. Henry O. Havemeyer, Jr. She will be introduced at a tea given by her mother, Mrs. Charles M. Oelrichs.

Cards are out for the marriage next Wednesday, at noon, of Miss Anne Wilson Post to Lieut. Edmund Kearsley Sterling. Third Cavairy, U.S.A., to take place in the Church of Our Saviour at Lebanon Springs, Y. The bride is a daughter of William Post, and the bridal breakfast will be en at the country home of her sister. Mrs. Frederick E. Haight

Mrs. Nannie Langhorne Shaw is the guest of Col. and Mrs. John Jacob Astor. Mrs. Shaw will remain at Newport for the Thaver-Brooks wedding, she being a sister of Mrs. Reginald Brooks. Mrs. Shaw recently returned from the other side, where she went to join her mother, soon after she got her divorce from Robert G. Shaw 3d. last autumn. There was an expectation for a time that her engagement to Robert Goelet would be announced. He is still in England, where he will be joined this week by his cousin, Robert Goelet, who sailed last Wednesday. The two young men have arranged for a shooting

There was a fine show of smart traps and motors vesterday afternoon on Bellevue avenue and the Ocean drive. A tea was given by Mr. and Mrs. Henry A. C. Taylor, practically their bridal reception.

The marriage of Perry Tiffany to Miss Olive Thompson is one of the many scheduled for October. It will probably be celebrated at the home of the bride's mother, Mrs. J. Hoffman Thompson, in Newark,

Mr. and Mrs. Almeric Hugh Paget have decided on returning to New York in November, when they will occupy their house at 11 East Sixty-first street. Mr. and Mrs. Payne Whitney have lived in the Paget house since their marriage. They will probably be able to take possession of their own new home, built for them by Oliver Payne, Mr. Whitney's uncle, by November.

One of the early October weddings will be that of Miss Eleanor Fitzgerald and Stephen S. Fitz Gerald, which will be celebrated in St. Philip's Protestant Episcopal Church at Garrison's on Wednesday, It will be followed by a reception at the country home of the bride's parents, Gen. and Mrs. Louis Fitzgerald. The en gagement of the couple was announced last autumn. The bridegroom elect, who is a son of Mr. and Mrs. Desmond Fitz Gerald of Brookline, Mass., is not a relative of the bride, though of the same name.

Tuxedo is not at all dull just now and some of the cottagers who have been to Newport and elsewhere are returning. Mrs. George P. Andrews and her daughter Mrs. Lindley Hoffman Chapin are there in a cottage. T. Suffern Tailer and his son are at the clubbouse. Mr. and Mrs. George F. Baker, who will return in a fortnight from Europe, will go directly to their Tuxedo house. Mrs. Herbert C. Pell, still at Southampton, will seen return, as will also Mr. and Mrs. Pierre Lorillard, who are still lingering at Newport with Mr. Lorillard's aunt, Mrs. James P. Kernochan. Mr. and Mrs. George Lorillard Ronalds and Mr. and Mrs. Jules Vatable, who have been in town, have returned to Tuxedo

Mr. and Mrs. William K. Vanderbilt will e here for the wedding of Mrs. Vanderbilt's niece, Miss Anna Cleveland Dodge, and John H. McCullough, in October. The bride-elect is a daughter of the late William Earl Dodge, and is a fine-looking young woman. She has been out for a couple of seasons. This will be the third marriage

in the family within seven or eight month James Henry Smith will probably have he finest bachelor residence in town when his house on the site of the old Langham Hotel in Fifth avenue is built. He is now staying with his brother-in-law and sister her sister, Miss Catlin. Mr. Smith will occupy his Tuxedo cottage in the autumn tertain week-end parties.

Mr. and Mrs. Anthony J. Drexel have taken for their London residence 5 Carlton House Terrace, where they will find them selves surrounded with American neigh bors. Mrs. George Cavendish-Bentinck, Mrs. Ogden Mills's twin sister, lives within a door or two in the big house given to her by her mother, Mrs. Maturin Livingston. Mrs. John W. Mackay lives at 6 and Ambassador and Mrs. Choate at 1, and 3 is the home of Lady William Beresford.

THE REAL ESTATE MARKET.

BUSINESS PRACTICALLY! AT STANDSTILL LAST WEEK.

Buying Interrupted by the Recovery in Wall Street—Outlook Improved, However, by the Change in Financial Situation Downtown

While the reports obtained from broker's offices last week showed no increase of actual trading, business in the realty market nevertheless experienced a decided improvement, owing to the clearing of the financial and industrial outlook through the turn of affairs in Wall Street. The feeling of uncertainty as to the stability of prices and incomes of real estate disappeared, and brokers in many instances found themselves in a position to take up with advantage negotiations, which had been temporarily abandoned.

The immediate effect of the rally in the stock market was, indeed, largely to defer attention to real estate on the part of investors and outside speculators. These, as a rule, embraced the opportunity to buy Wall Street securities on the prospect of a rise, as was shown by heavy withdrawals of deposits from savings banks and by a contraction of the demand for mortgages offered for sale by title insurance companies. But the Wall Street movement developed the fact that the recent liquidation there has left the purchasing power of small investors unimpaired, and, on the strength of this demonstration, professional operators in real estate were encouraged to renew their activity in middle-grade residence property.

The rally in Wall Street confirmed the belief that the prolonged fall of prices in stocks and bonds which came to an end last week was a circumscribed movement and not symptomatic of the condition of general industry. The capital liberated through iquidation of speculative holdings of se-curities should therefore be available for productive enterprises, and, with this added element of strength in the industrial situation, the prospect for an investment movement in real estate should be better now than it was last fall, when the present activity in middle-grade residence property began. Last week's turn in the stock market

may be expected to divert outside capital from real estate for a time, but the stability realty values during the long period decline in Wall Street securities should not be lost on the investing public when the present buying movement in those securi-ties has expended itself. So far this year fewer foreclosure sales have taken place than in any recent period of equal length Last week only five pieces of realty were sold under the hammer, at a total of \$112,000, and since Jan. 1 the sales at auction have aggregated only \$20,000,000, as against 5,000,000 in the corresponding period a year ago.

A sufficient reason for the maintenance of realty prices and the absence of forced sales is found in the active market for sales is found in the active market for property through private negotiations, which, beginning last fall, persisted down to the present month. While the brckerage deals reported in the last fortnight have been less numerous than those for the first half of August a year ago, the number of transfers recorded for the current year is still greatly in excess of that for the corresponding period of 1902 comprising a total for Manhattan and The Bronx of 12,800, as against 11,600.

The bulk of the increase of trading implied in these figures has been in improved

The bulk of the increase of trading implied in these figures has been in improved realty, and reflects an augmented volume of investment buying. This buying has been partially interrupted through the recent developments in Wall Street, but there is every reason to believe that it will be resumed shortly on a larger scale than before

As the purchasing has been founded As the purchasing has been founded largely on a growing scarcity of residence housing, owing to inactivity of construction work, the following clipping from the Construction News is of interest as showing that the decline of building here is appardue to general quite as much as to "Building operations in nineteen of the

principal cities of the country for July show a falling off of 17 per cent. in point of cost as compared with the corresponding month a year ago, but there was a considerable increase in the number of build-

1	ings. The	ngi	ires in	de	fail	are:		
1			1903.			902.	Per C	ent.
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ı	Philadelphia	259	2,388,6		660	4,013,51		41
1	Brooklyn		2,144.		480	1,746.60		
1	Detroit	296	817,8		370	646,40		
1	San Franco	135	810,1		HH	726,97		100
1	Indianapol's	248	793.3		241	226.8		14.7
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!	Milwaukee	230	459,7	736	281	506.0		- 9
Ţ	Denver	188	152.	100	135	451.8		
ì	Buffalo	170	438.1	343	158	688.7		19
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i	Atlanta	314	. 212.3	399	222	126.7		dise
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-	Allegneny	52	153,7	00	53	146,60	30 4	11.4
1	Totals	,890	\$22,282,	581	5,162	\$24,839,6	92	17

Private Sales. John McCarthy has sold No. 434 East Seventy-sixth street, a five-story tene-ment, on lot 25x100, for Candee & Smith o Hyman Silberstein. Max Marx has sold to Michael Tobin No. 211 West 133d street, a three-story and asement dwelling, on lot 20x99.11. Reid & Murphy have sold for the estate

Thomas J. Byrne to Frederick Vogel 616 Second avenue, a five-story flat, with stores, on lot 24.7x80. Charles Rubinger & Co. have sold for Louis Lese to Samuel Sachs Nos. 111 and 113 Fast 119th street, two five-story flats, on

Arnold & Byrne have sold for (. Max to B. Behrend No. 59 Fast 118th street, a five-story flat, on lot 25x100.11. E. H. Ludlow & Co. have sold for Eliza-E. H. Ludlow & Co. have sold for Elizabeth S. Gould to Deminick Abbate and Pietro Alvino Nos. 334 and 336 Broome street, with an L to No. 159 Bowery, old buildings, on plot 40x93.11x75x23.4x73.8x 70.4, for about \$00,000.

A. Shapiro has sold No. 709 East Twelfth street, a five-story tenement, on lot 24x 103.3

103.3. Isaac Cohn has sold for Jackson & Stern the southeast corner of Third and Thomp son streets, old buildings, on plot 50x106.2, to Rosenberg & Fish, who will build. John H. Porges reports the sale of No. 150 Ninety-seventh street, 17.6x100, for a

client to Mrs. Louise Walters.

The McVickar Realty Trust Company has leased the store and basement at No. 177
Broadway for five years, at a total rental of
\$40,000. They also report that Joseph
Weintraub is the lessee of the corner of
Eighth avenue and Fourteenth street.
Pease & Elliman have leased No. 10 West

Thirty-second street for J. Henry Alexandre: No. 35 East Twenty-ninth street for Mrs. Virginia Nelson; No. 465 Lexington avenue, for Dr. William Tod Helmuth; No. 446 Park avenue, for Edmund W. Yard. to C. P. Latting; No. 147 East Thirty-eighth street, for Mrs. K. E. Drake; No. 603 Madison avenue, for R. H. L. Townsend to Mrs. Ward McAllister; No. 13 West Fifty-fourth street, for William Murray to Walter G. Ladd; No. 328 Lexington avenue, for Frederick H. Grosz; No. 128 East Thirty-fourth street, to Miss Julia A. Trowbridge, and No 3 East Eighty-first street, for Mr. Marin

e Brun Cooper. David Porter has bought the real estate business of C. N. Moody & Co., of he has been for many years the managing partner. He will continue the business under his own name at No. 189 Montague street, Brooklyn, in the offices of the

Coming Auction Sales. MONDAY, AUG. 17.

By D. Phonis Ingraham & Co. 127th street, No. 174, south side, 100 feet west of Third avenue, 1749.11, three-story brick dwelling; G. D. Kuhlmann vs. John Wardelmann et al.; D. R. Case, attorney; E. H. Pomeroy, referee; due on judgment, \$958.77; subject to takes, &c., \$325. TUESDAY, AUG. 18. By Peter F. Meyer

126th street, No. 261, north aide, 150 feet east of Eighth avenue, 28x29.11, four-story-stone front

dwelling; T. B. Carpenter vs. George Finck et al.; Aifred Pagelow, attorney; A. B. Gardner, referee; due on judgment, 39,97.41; subject to taxes, &c., \$1,860.06; prior mortgage, \$21,843.71. WEDNESDAY, AUG. 19.

By S. De Walltearss. Forty fifth street, No. 239, north side, 330 feet ast of Eighth avenue, 20x100.5, four-story brown tone front dwelling; leasehold; executor's sale. By Bryan L. Kennelly. 136th street, No. 230, sout. side, 336.8 feet west of \$36venth avenue, 16.8x99.1 three-story brick twelling; Equitable Life Assi.ance Society vs. 4f..Meyer et al.; Alexander & C., attorneys; Sol Soln; referee; due on judgment, \$19,163.82; subject o taxes, &c., \$190.87.

to taxes, &c., \$190.87.

Hy Peter F. Meyer.

West street, No. 101, cast side, 22.5 feet south of Liberty street, 22.4x51.6x21.7x57.8, four-story brick tenement; Myles Tierney vs. A. C. Minck, individual and as executor et al.; De Forest Bros., attorneys: F. L. Hall, referee; due on judgment, \$14,786.74; subject to taxes, &c., \$462.55.

Maple street, west side, 50 feet north of Jerome street, 25x100; New York Building Loan Banking Company vs. Anselmo Bilotta et al.; Benjamin Trappell, attorney; L. A. Adams, referee; due on judgment, \$2,075.10; subject to taxes, &c., \$97.50; prior mortgage, \$1,300.

THURSDAY, AUG. 20. By Bryan L. Kennelly. By Bryan L. Kennetty.

Fifth-seventh street, No. 512, south side, 125 feet, west of Tenth avenue, 25x100.5, three-story stone front tenement; Withelmina Schneider vs. J. A. Weaver et al.; Nevin & G., attorneys; E. B. Olcott, referee; due on judgment, \$12,547.52; subject to taxes, &c., \$16.

By James L. Wells. By James L. Wells.

Creston avenue, Nos. 2745 to 2749, west side, S84.9 feet north of 186th street, 50x100.4, three two-story frame, brick filled, dwellings.

Creston avenue, Nos. 2759 to 2773, west side, 494.9 feet north of 186th street, 150x100.4, nine two-story frame, brick filled, dwellings; J. F. Steeves vs. James Kenn et al.; Arthur Knox, attorney; G. P. Breckinridge, referee; due on judgment, \$1.768.50; subject to taxes, &c., \$25; prior mortgages, \$85.151.19

151.19. avenue, Nos. 2435 to 2447, west side, 3 feet south of Pordham road, 117, 10x82x115.10. 1, seven two-story frame dwellings; R. K. 16F vs. James Kenn et al.; Arthur Knox, athery; D. T. Kimball, referee; due on judgment, 87.31; sold subject to a mortgage for \$17,500. FRIDAY, AUG. 21. By Peter F. Meyer.

Seventy fifth street, Nos. 319 and 321, north side, 315 feet east of Second avenue, 50x102.2, two five-story brick tenements: H. H. Jackson vs. P. G. O'Brien et al.; S. H. Jackson, attorney; S. J. Cowen, referee: due on judgment, \$24,668.31; subject to taxes, &c. \$983.07; sold subject to two morigages aggregating \$18,000.

Real Estate Transfers. DOWNTOWN.

(South of Fourteenth st.)

(South of Fourteenth st.)
(The letters q c stand for quit claim deed; b and s, for bargain and saie deed; c a g for deed containing covenant against grantor only.)
Attorney 8t. 96, e s, 25x76; Hirsch Frost to Max Rebhun, mige \$18,400... nom
Canal st, s w cor Washington st, 20x00.
Annie McQuade to William McQuade, b and s. nom
Lewis st, 1042, w s, 22.2x49.10x22.2x50.1;
Minnie Welss to Saul Eder et al, mge \$10,000... o c and Madison st, 350, s s, 23.6x95.1; Jonas Weil aliane weiss to Sain Euer et al., mg \$10,000. o c and Madison st. 350, a s. 23.6x96.i; Jonas Weil and ano to Davis Cutler and ano, mige \$14,000. Van Dam st. s s. 232.2 e Varick st. 24.9x100x 24.10x100; Van Dam st. s s. 282.11 e Varick, st. 26.2x100.7x26.3x100.6; William M Reid to Emma W Wingate, i 24 part...

11th st. 635 E. 25x103.3; Ignatz Weisberger and ano to Solomon Zimmerman and ano, mige \$28.000.

East of 195th ar. between Fourteenth and 1104s sts.)

Madlson av. e s. 20.11n 109th st. 80x70; Adelin
D Ireland ano to Adolf Mandel mige
\$50,000... o c and
Madison av. n e cor 109th st. 20.11x70; John
B Ireland to Adolf Mandel, mige \$25,000... nom
Ist av. n e cor 33d st. 98 9x150; General Incandescent Arc Light Co to Pennsylvania.
New York and Long Island Railroad
Co... o c and
18t av. 1539, between 80th and 81st sts. 16x100;
Henry Felst to Abraham Mctzger, 1-10
part... o c and
100th st. 621 E, 25x92; Meier Reis to Wolf
Zwetschkenbaum and ano, mige \$9,000... 15,500 EAST SIDE. Zwetschkenbaum and ano, mige \$9,000...
22 detschkenbaum and ano, mige \$9,000...
92d st, n s, 100 e 2d av, 25x100.s; Frederick
Wels to Louis Wannemacher...
100th st, s w cor Madison av, 25x100.11;
Henry W Siebern to Annie Deminsky,
1012e \$30,000...
102 c and ifenry W Siebern to Annie Deminsky, mtge \$30,000... o c and 199th st, 323 E, 25x100.M: Esther Eisenberg to Max Cohen and ano, mtge \$5,000.0 c and WEST SIDE.

(West of Fifth ac, between Fourteenth and Hoth sts.)
20th 8t, n. s. 1918 w 8th ac.

HARLEM. (Manhattan Island, north of 110th st.) Madison av. w s. 50.11 s 114th st, runs w 100x s 50x e 30x s 0.6x e 70x n 50.6; Germania Bank to Leon Pizer and Madison av. s e cor 118th st. 25.2x60; Joseph Toch to Joseph L Rosenchein, intge \$6,000... 0 c and 2d av. e.s. 60.11 s 120th st. 40x80; Isaac Helfer to Samuel Greeniteid, intge \$16,000.0 c and 110th st. 52 SS E. 82x100.11; Abraham Schles-linger and ano to David Zipkin, mtge \$60,000... o c and 390,000 zipkin, mige 114th st, 342 E. 25x100.10; Henry Von Ber-gen to Rocco D'Onofrio 133d st, n s, 110 w 5th av. 25x99.11; Annie Butterneid so Hannah Metcalf, mage

Crotona av. se cor 180th st. 25x100: 180th st. ss. 125 c Crotona av. 50x140: Oakland pl. ss. 123.7 c Clinton av. 23.7x100: Crotona av. c s. 338.7 n 181st st. 81.6x195.6x62.4x210.3; Solomon Fuchs to Mary Diamond, miges 316.300: Trinity av. n w cor Teasdale pl. 29x100; Pat-rick J Owens to Marie Schussier, mtge rick J Owens to Marie Schussler, intge \$21,000 oc and alentine av. e.s., 100.1 n 179th st, 75x80.11x 25x89.11; Neil W McIntosh to Catharine D C Bergen.

White Plains rd or 3d st. n weor 20th av. 114x
105. Wakefield: George J Spiehler et al
to Jane Cockburn
2d st. 3 s. iot 492 map Laconia Park, 25x100; 2d st. 3 a, lot 492 map Laconia Fars, 28 000.

John Miller to Annie K Lamb

186th st. s s, 83.4 e Cauldwell av, 16.8x100:
Fdw B La Fetra referee to Eagle Savings and Loan Co, nitge \$2,000.

Public rd, s s, 406.2 w road leading from Westchester landing to Boston Post rd, 83,2334x104x86; Susanna Goebbels to Theodore Haebier, mice \$9,000...o c and

Recorded Leases. 82d st, 351 E: Mary Cohen to Philip Grelf

3 yrs. 33,150 85th st, ns, 250 w Amsterdam av; Eighty sixth Street Co to George B Smith, 21 98,000 120,000 yrs. th st. 207: Regina Goldsmith to Selig A Kors, 3roome at, 375; Adelaide Scarvarelli to Vin-cenzo Simone, 5 yrs.

DOWNTOWN. South of Fourteenth st.)

(Where no interest is stated read 5 per cent.) Where no interest is stated read 5 per cell
Attorney st. c. S. 150 s Rivington st: Max
Rebburn to Hirsch Frost, prior mage,
\$20,000, installs, 6 per cent
Franklin st, 96.98; William E Billings to
James A Billings, 1.7 int, trust deed, prior
mage, \$15,000, to secure notes, \$3,700, and
debt, \$12,000.
Gold at, 8; Dayton C Belknap to The Equitable Life Assurance Society, due Jan 1,
1905. 1998.
Lewis st, 1011-2; Saul Eder et al to Minnie Weiss, 5 yrs, 6 per cent.
Madison st, 350; Davis Cutler and ano to Jonas Weil and ano, installs, 6 per cent.
Water st, 671; Josephine E Cunningham to Anna R Spring, 3 yrs, 4 per cent.
William st, ws, 97 n Fulton st; Gustav Lauter to Emilie Cyrlax, 1 yr, 412 per cent. BAST SIDE. (East of Fifth av., between Fourteenth and 110th sts.)

(East of Fifth on., between Fourteenth and 110th Madison av., s. w. 109th st. Annie Dembinsky to Henry W. Sibern, prior mtge, \$20,000, 5 yrs, 6 per cent.

Madison av., 1626; same to Henry Meyer, prior mtge., due Aug. 7,1006, 6 per cent.

16th st. 621 E. Wolf Zwetschienbaum and ano to Meler Rels, 3 yrs.

4th st. 14 E. 45th st. s. 95 w. Madison av. two lots: Thomas B Hidden to Einar Chrystie, prior mtge. \$115,000, 1 yr, 6 per cent. 109th st. s. s. 357 e 2d av., interior lot begins.

357 e 2d av. and 100 s 109th st. Francesco Mareno to Joseph F. Caponieri, 13 part, due Nov. 14, 1903, 6 per cent. HARLEM. (Manhattan Island, north of 110th st.) 2d av. e s. 60.11 s 120th st: Samuel Green-field to Louis Lese, due Feb 1, 1904, 6 per

ment of cent.

Madison av, s e cor 118th st; Joseph Toch to Fanny Toch, due Sept 18, 1904, 6 per cent.

Madison av, w s, 50.11 s 114th st; Leon Pizer and ano to Germania Bank, due Aug 4, 1905, 4½ per cent.

Sherman av, s e cor Emerson st; Thomas L Reynolds to Max Marx, prior mige \$6,000, due Jan 1, 1906, 6 per cent.

114th st, 342 E; Rocco D'Onofrio to Henry von Bergen, due Dec 1, 1908.

BBONX.

(Borough of The Bronx.) Lots 223, 235, 234, 283, 284, 285, 286, 337 to 340, map part Hunt estate, Van Nest Station: Robert B Hall and ano to Richard Hall, due June 30, 1904.

Assignments of Mortgages. Knobloch John, to Knickerbocker Trust

Rhobloch sold.

Co
Landauer. Cora. to Title Gurantee &
Trust Co
Rosenthal, Charles M, to Title Gurantee
& Trust Co
City Real Estate Co to Orrin S Trall.
Quitteer, Edward, to Helman L Kuhl
New York Security & Trust Co to American Morigage Co. \$22,000

WANTS AND OFFERS REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK. NO. 115 BROAD WAY.

WANTS

ULAND & WHITING CO., 5 Beekman st.—Offer 700 acres of blue and red clay lands, suitable for brick and terra cotta manufacture; ripe for development; on Penn. R. R., near Baltimore, Md.; valued at \$100,000; free and clear, in exchange for Manhattan business property. Also, manufacturing and water sites in London and other manufacturing and shipping centres in England.

STABLER & SMITH, 674 Columbus Av.—Want a 20-foot dwelling in the '70s, between Central Park West and Amsterdam av., for a cash buyer. Also, a 3-family flat, well reneed, with moderate mortgage, for an investor.

FOLSOM BROS., 835 Broadway—Want stable, 38 stalls and room for 40 trucks on long lease; hetween 10th av. and Av. A, south of 34th st. Also, tenements, old-fashioned or cold water, good sections, showing good investment.

WM. HENRY FOLSOM, 24 East 23d st.—Wants for rent 4-story private house south of 86th st., from Oct. 1; rent, \$2,000; responsible private family. Also, country place near New Rochelle in exchange for private house near Manhattan Square; good party decling to reduce expenses. Also, have a party who will pay \$2,400 rent for 4-story private house south of 57th st. Oct. or Sept. 1. Also, for manufacturer, 8 lots, cor. or through the block, east side 14th st. to 42d st. occupation for building purposes, May, 1804. Also, gentleman's country place with water front on the Sound. 149th St. ad Ave. 1cl. 545 Melross. No. 111 Broadway. Tel. 4891 Cortlandt,

ESTABLISHED IN 1856 J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers, NO. 53 WEST 33D STREET. MORTHEAST CORNER BROADWAY. Telephone, No. 381-38th.

Washington Heights Property a Specialty.

and other manufacturing and snipping centres in England.

FOLSOM BROSS. 885 Broadway—Offer plot 14th st. near Av. A. 115x108.3, asking \$8,000. Also, residence W. 9th st., near 5th av., 4-story Eng-illah basement, 17x92.3; price, \$21,000.

STABLER & SMITH, 074 Columbus Av.— Offer a 7-story apartment house on the West Side, convenient to the Subway, 75-foot front, rented for about \$20,000; price, \$100,000; terms liberal. Also, a 5-story 3-family flat on a good corner of Washington Heights, convenient to the elevated station; rent, \$5,150; price, \$40,500.

SIVE. PLOT, Lafayette pl., west side, near Astor pl. 1x184; asking \$250,000. FOLSOM BROTHERS, 835 BROADWAY. RESIDENCES, vicinity Washington of and Framercy Park and other sections, \$21,000 up. FOLSOM BROTHERS, \$35 BROADWAY. STORES AND LOFTS; entire Broadway building.
MYRON W. ROBINSON, 487 Broadway, N. Y. city.

Harlem Savings Bank to James Dowd ... Schmid, Josephine, to Lion Brewery, 123 assignments ... Bowers, John M. receiver, to Josephine Schmid, 123 assignments ...

Mechanics' Liens 166th st. n e cor Jackson av. 87.6x100; Theo-dore Ellender and ano vs Thomas J Quinn 5th st, n s, 73 e Lexington av, 17x-; Jacob M Levin and ano vs James H MoLean... 43d st. 206-8 W; George Phster vs Bates Realty Co. 2,244 Realty Co.
2d av. 1901; William H Hussey and ano vs estate of Patrick A Fogarty

Satisfied Mechanics' Liens. Waverley pi, 103; Charles Burkelman vs H & J Cleland, Aug. 8, 1903. 40th st, 220 22 W. City Fireproofing Co vs Wells Realty & Construction Co, Aug 12,

Foreclosure Suits.

Broadway, w.s., whole front between 73d and 74th sts: Francis Bros & Jellett, Inc. vs Onward Con-struction Co: Phillips & A., attys. Bank st, n w cor West 4th st, 40.11x72.8x irreg: Fmily N Vanderpoel et al, excrs. &c. vs Jacob Wimple et al; H L Johnson, atty.

Lis Pendens.

Lis Pendens.

2d av, 2130; City of New York vs Rosa Benenate:
39th st, 552 W; same vs George Wiley; Leroy st,
124; same vs John M Williams; 32d st, 163 E; same vs
Matthae Storoch, 126th st, 552 W; same vs
Matthew Sheedy; Minetta lane, 16; same vs
Michael Stefano; 25th st, 220 E; same vs Matthed
Meyer; Spring st, 15th same vs Lizzle Meagher;
47th st, 542 W; same vs John D Karst; 55th st,
334 W; same vs Jeremiah Lennon; Thompson st,
120; same vs Julia A Lucas; 17th st, 544 W; same
vs John D Karst; 58th st, 536 38 E; same vs Nathan Hutkoff; Avenue A, 210; same vs Villus
Goodby; 19th st, 417 19 W; same vs Urry Good
man; 132d st, 40 E; same vs Herman Cohen; 116th
st, 164 E; same vs Gustave E; Beyer; 54th st, 20 E;
same vs Catherine Curtin as extra; Montgomery st,
27; same vs Elizabeth Clampett; Broadway, 2489;
same vs Meyer Greenberg; 30th st, 441 W; same
vs Percy W Gaylor; 39th st, 525 W; same vs Mollle Katzoff; King st, 212; same vs Benjamin B
Johnson; 8th av, 282; same vs Benjamin 8t, 100; same vs William E Burke; Sullivan st, 100; same vs William E Burke; Sullivan st, 100; same vs William E Burke; Sullivan st, 57;
same vs Della B Burke; Rivington st, 42 44; same
vs Joseph D Bluestein, Ridge st, 52; same vs
John Adler; 14th st, 602 E; same vs Henry Strauss;
Goerck 8t, 139; same vs Morris Wrabel; Edirloge
st, 241; same vs Jonas Well; 53d st, 532 W; same vs
Bertha Volkenning; 50th st, 230 W; same vs
Arsenlo Pernetti; Bayard st, 38; same vs Glovanni
Lordf; Alst st, 205 E; same vs Catherine Schlerloh;
Suffolk st, 14; same vs Louis A Schulmann; 44
actions; volations of tenement house act; atty,
G L Rives.
Sth av, 426; same vs Bouls A Schulmann; 44
actions; volations of tenement house act; atty,
G L Rives.
Sth av, 426; same vs Louis A Schulmann; 44
actions; volations of tenement house act; atty,
G L Rives.
Sth av, 426; same vs Louis A Schulmann; 48
actions; volations of tenement house act; atty,
G L Rives.
Sth av, 426; same vs Louis A Schulmann; 48
actions; volations of tenement house act; atty,
G L Rives.
Sth av,

vs Solomon Gerber: 114th st. 10-12 E: same v Charles Garfield; Wooster st. 160-62; same v Samuel Hahn: 46th st. 127-29 E: same vs. Ma. Kessler: 91st st. n. s. 300 e 2d av. 25x86.8; same v John E Simons: 1st av. 18-20; same vs Elias Lapin 3d av. 1420-22; same vs. Adolph M. Bendheim 14 actions, violations of building laws: atty. G. 1

Rives.

Manhattan av. 15-17: 26th st. n s. 104 w 10th av. 71.4298.9xirreg: 11th av. s w cor 30th st. 49.4-2x 100. leashold, and 68th st. s s. 175 e 10th av. 50x 100.5: James B Moore and ano vs Thomas I Moore et al. exrs. &c. partition: attys, Strong & C

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN. BORDUGH OF MANHATTAN.

39th st. 123. W; three story theatre: Felix Isman. 604 Chestnut st. Philadelphia, Pa., owner; William Steele, Philadelphia, and Martin Hackett-Hankinson Construction Company, 93 Watts st. architects; cost. 3 Avenue D. 36 38; stx story tenement and store; Julius Miller. 970 Bedford av. Brooking, owner; Sass & Smaitheiser, 23 Park row, architects; cost. 4 Henry st. 45; stx story tenement and store; Seplow & Seplow 162 East Houston st. owners; same architects; cost. 223 W; one-story lavatory; E Rentelen, 697 E 14th st, owner; F A Schmidt, 604 Courtlandt av. architect; cost.

BOROUGH OF THE BRONX.

Middletown rd. s. s. 300 c Mapes av: two-story dwelling: Alexander Connell, 1230 luter vale av.owner; Alfred A. Thomas 415 E 5th st. Mount Vernon, N. Y. architectics.

Plans Filed for Alterations. MANHATTAN AND THE BRONX

MANHATTAN AND THE BRONX.

[Items under \$1,000 omitted.]

42d st. 210-12 W; two four story apartment houses, converted into offices and stores; Samuel McMilan, 26 Cortlandt st, and J G Wallace, 1123 Broadway, owners. William J Fryer, 26 Cortlandt st, architect, cost. Broadway, 1418; seven story hotel, converted into theatre entrance and lobby and offices; Peter Relily, 309 Broadway, owner; William Steele, Philadelphia, Pa., architect; cost. 101st st, 73-75; five story tenement and store; Morris H Feder, 76 E 101st st, owner; Henry Rockmore, 304 East Broadway, architect; cost.

The Apawamis Golf Club is conducting a tennis tournament, open to club members on its courts at Rye, N. Y. The events are Men's singles, men's doubles and ladies doubles. The last named event was concluded in favor of Miss E. S. Cragin and Miss E. C. Erving, who defeated Mrs. A. H. Harris and Miss M. A. Downey in the finals by three sets to one. In the men's singles, C. L. Tiffany is in the

lead, and that game player, in company with C. W. McKelvey, is in the finals of the doubles Both these events will be run off at the convenience of the players.

venimence of the players.

Men's Singles--Preliminary round--C. W. McKeivey defeated William Mathews, 6-2, 6-3; E. H. Pool defeated A. C. Gwynne, 6-2, 6-4.

First round--C. L. Tiffany defeated J. I. Downey, 6-2, 6-3; J. M. Lawton defeated C. H. Conner, 8-6, 6-0, 6-4.

Second round--C. L. Tiffany defeated J. M. Lawton, 2-6, 6-4, 6-2. 4-6, 6-0, 6-4.

Second round-C. L. Tiffany defeated J. M. Lawton, 2-8, 6-4, 6-2.

Men's Doubles-First round-W. R. Conner and C. H. Conner defeated A. C. Gwynne and A. W. Carning, 6-0,6-2; C. L. Tiffany and C. W. McKelvey defeated J. M. Lawton and W. P. Jenks, 6-1, 6-4; S. A. Lawton and William Mathews defeated R. F. Mathews and A. B. Duffee.

Seni final round-C. L. Tiffany and C. W. McKelvey defeated S. A. Lawton and William Mathews, 6-1, 6-0.

Ladies' Doubles-First round-Mrs. H. W. Cooper and Mrs. R. J. Buckholtz defeated Miss H. Allen and Mrs. R. J. Buckholtz defeated Miss H. Allen and Mrs. S. H. Lever, 6-1, 6-0.

Semi final round-Miss E. C. Erving and Miss E. S. Cragin defeated Miss M. Carlton and Mrs. R. J. Huckholtz, 8-0, 6-1, Mrs. A. H. Harris and Miss M. A. Downey defeated Mrs. L. L. Tiffany and Miss M. Carning, 1-5, 6-2.

Final round-Miss E. S. Cragin and Miss E. C. Erving defeated Miss. A. H. Harris and Miss M. A. Downey, 6-4, 7-5, 3-6, 6-0.

In the Vermont State championship tourney first desired Mars H. Marris M. Carning, 1-1, 3-2, 6-6.

Downey, 6, 4, 7, 5, 3-6, 6-0.
In the Vermont State championship tourney just finished at St. Johnsbury, Henry W. Mollenhauer of the Kings County Tennis Club defeated Arthur G. Sprague, the title holder in the challenge round, 7-5, 1-6, 6-2, 6-3. Mollenhauer will now hold the silver cup offered by the Old Pine Golf Club.

The matches in class B of the Crescent A, C, have reached the final round, with R. J. Wall and B. A. Kerley as the two left to contest the honors.

Men's Handicap Singles—Semi-final round—R. J. Men's Handicap Singles.—Semi-final round—B. J. Wall, minus 15, defeated W. C. Biddle, minus 15, 15, 6—3, 6—3; B. A. Kerley, minus 15, 16, defeated C. A. Morse, scratch, 3—6, 7—5, 6—3.

A. W. McLAUGHLIN & CO. 196 Pealers in Mortgages.

BOROUGH OF BRONX REAL ESTATE. J. CLARENCE DAVIES & CO.

CITY REAL ESTATE

THE BELOW PROPERTIES have been placed with me to dispose of for cash only at a very low figure; 2½ lots on Forrest av., near 1836 st., also 5, story three family flat, southwest corner 88th st. and West End av., also 173 West End av., three family flat with store; also the northeast corner Lexington av. and 124th st., 40x100, adjoining 125th st. also three story private dwelling on Madison av., near 132d st. near 132d st.
T. W. SHOTWELL, 203 Broadway, room 208.

ROMAINE BROWN. A. P. W. KINNAN.

APARTMENT HOUSES: good investments. For full particulars apply to MYRON W. ROBINSON, 487 Broadway, N. Y. eity. FROM BATTERY TO 14TH ST., INCLU-

BARGAIN, plot seven lots, Cherry st., near Rut-ters; price \$45,000; terms reasonable. FOLSOM BROTHERS, 835 BROADWAY.

SNAP.—Broadway, near Grand, 18 feet from o Mercer st.; price \$325,000.
FOLSOM BROTHERS, 835 BROADWAY. ABOVE 14TH ST., EAST SIDE. CORNER PLOT, 99x82, Avenue A. near 23d; price 0,000; terms reasonable. FOLSOM BROTHERS, 835 BROADWAY,

ABOVE 14TH ST., WEST SIDE. 787H ST., 311 WEST 413-story American basement dwelling, 18 feet front; bay windows.
857H ST., 162 WEST.—Three story and basement dwelling, 18.9 wide: price \$23,000; mortgage \$15,000;
4 per cent.
WEST END AV., 355, NEAR 77TH ST.—Four-story and basement dwelling, 21.6 wide: price \$28,000 and basement dwelling, 21.6 wide: price \$26,000; mortgage \$16,500; 414 per cent.
86TH ST., 309 WEST.—Four-story high steep, 30

feet wide; caretaker. 96TH ST., 65 WEST.—Four story and basemen; dwelling, 20.6 wide; price \$25,000; mortgage \$19,000 dwelling, 20.6 wide; price \$25,000; mortgage \$19,000; 415 per cent. 112TH ST., 325 WEST.—Three-story and basement dwelling, 18.8 wide; price \$13,000. 132D ST., 111 WEST.—Three-story and basement dwelling, 17.6 wide; price \$12,500; mortgage \$8,000. 4 per cent. Apply to E. C. SIMONSON, 146 Broadway, or your real estate broker.

REAL ESTATE AT AUCTION



MASSAPEQUA, LONG ISLAND, N. Y. These plots are among best and most accessible sites for first class tages on the south side of Long Island. S POSITIVE, RAIN OR SHINE. Diagrams particulars from JERE, JOHNSON JR. Co. Montague st., Brooklyn, 197 Broadway, N. Y

Several Beautiful Cottage Sites.

MASSAPEQUA HOTEL,

TO LET FOR BUSINESS PURPOSES.

FACTORY SPECIALISTS - Dow Kaven Broadway; Anything you want; factories, b. ings, lofts, with or without power. ATTRACTIVE OFFICES, north light, 835 Bro Way, corner 13th; elevator; rent, \$10 up. FOLSOM BROTHERS, 835 BROADWAY STORES, lofts, buildings, offices; exception ne list; this and other desirable localities.
FOLSOM BROTHERS, 835 BROADWAY. LOFTS with or without power. MYRON W. ROBINSON, 487 Broadway, New York city.

ST., near 5th, parlor and be FOLSOM REOTHERS SAS BROADWAY LOFTS, STORES, studios, &c.; quick re-uli particulars, MYRON W. ROBINSON

DWELLING HOUSES TO LET. -HOUSES, unfurnished and furnished, in d FOLSOM BROTHERS, 835 BROADWAY UNFURNISHED AND FURNISHED FLATS and FOLSOM BROTHERS, 835 BROADWA) Unfurnished

WEST END AV., 355 -4 story high stoop dwelling WEST END AV., 555 -4 story high-stoop dwelling, 21.6 feet wide. Rent. \$2,060.
78TH ST., 311 WEST. -4½ story American basement dwelling; 18 feet wide. Rent. \$2,060.
85TH ST., 162 WEST. -3 story and basement 154 feet wide. Rent. \$1,060.
86TH ST., 306 WEST. -44; story american basement. ST., 262 WEST. -4½ story American basement. Rent. \$1,000.
112TH ST., 226 WEST. -43 story and basement. 163 feet wide. Rent. \$1,000.
1132D ST., 111 WEST. -3 story and basement. 113 feet wide. Rent. \$1,000.
Apply to E. C. SIMONSON, 146 Broadway of 19 your real estate broker.

P. B. DONOVAN, 7 West 42d st. offers the following dwellings:
30th st. near Fifth Ave. \$2,00
36th st. near Sixth Ave. \$2,00
37th st. near Sixth Ave. \$2,00
37th st. near Amsterdam Ave. \$3,00
42d st. at Fifth Ave. 5 rooms, flying and bust

AN ATTRACTIVE four story and basement stoop, orownstone awelling in 63d st., near son av.; immediate possession, rent to begin to P. B. DONOVAN, 7 WEST 12D ST., near 5th ATTRACTIVE, large, four story modern house, 5th av., near 10th st.; rent, \$4,000.
FOLSOM BROTHERS, 835 BROADWAY. ATTRACTIVE modern house, Irving pl in po

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